

WISCONSIN DEPARTMENT OF VETERANS AFFAIRS



Request for Architectural and Engineering Services

King Ainsworth Dementia-Behavioral Unit Wisconsin Veterans Home at King

September 2016

DFD Project No. 16I2G

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Project Background and Purpose

The Wisconsin Veterans Home at King (Home) serves the long term care needs of 721 aged and disabled veterans and their eligible dependents. Ainsworth Hall has 2 floors designated for the care of members with dementia.

Member acuity has increased over the years, as have behavioral concerns. The Home desires to develop a unit where members with behavioral issues benefit from the opportunity to interact with family and visitors with minimal distractions, both visually and acoustically. The facility desires to provide the residents with the ability to move freely in their environment, while maintaining a safe environment for residents, visitors and staff.

Project Description

This project will reconfigure the east wings on the second floor of Ainsworth Hall, approximately 12,500 square feet, to accommodate two Dementia-Behavioral units. The project will create a secure lobby and two separately secured living areas with new walls for 15 dementia-behavioral members in single occupancy rooms.

The spaces will require demolition of and installation of new ceiling grid, acoustical walls, finishes, handrails and base. The spaces will have recently had new flooring installed. The fire detection and sprinkler system will need to be adjusted and relocated as per NFPA 72 specifications. The HVAC system will need to be reconfigured to operate the two secured units separately. The plumbing will need to be rerouted and new cabinets installed for a small kitchenette, including a sink.

Doors to the units will be secured and will need to interface with the existing fire alarm system. One room will be built to code for battery recharging. A security office will be established in the area which links the two wings together. The 3 season porch will be enclosed and heated so it can be utilized year 'round.

Scope of Services

All services shall be in accordance with DSF's "[POLICY AND PROCEDURE MANUAL FOR ARCHITECTS/ENGINEERS & CONSULTANTS](#)" (Version in effect at the time of execution of the AE Professional Services Agreement.).

Scope and Deliverables:

Design and Construction Documents

- Develop construction drawings and specifications for the renovation of the east wing of Ainsworth Hall.

Design and Construction Documents

- Develop construction drawings and specifications for review at 35% and 100% design. Copies of each review set will be provided concurrently to DFD, WDVA and USDVA for their review and approval.

Construction Oversight

- The consulting team shall provide construction oversight and administration services for the Ainsworth Hall Dementia-Behavioral unit renovation project.

Consultant Qualifications

The consulting team should have experience within the last 5 years in the design and construction of a secure healthcare space or its access controlled electronics. A/E’s should clarify this experience in their letter of interest by describing the project scope, size, construction value, date completed. A/E’s should also indicate, where possible, Prime and sub-consultant team members, and the experience of sub-consultants with similar projects.

Proposed Project Schedule

| | |
|------------------------|----------|
| AE Selection | Oct 2016 |
| SBC | Feb 2017 |
| Bid Opening | Jun 2017 |
| Construction Start | Jul 2017 |
| Substantial Completion | Nov 2017 |

Preliminary Project Budget

| | |
|---|------------------|
| Construction | \$ |
| Contingency | |
| AE | |
| DFD Fees | |
| Submittal Fees | |
| Commissioning | |
| Total Preliminary Project Budget | \$532,000 |

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